

## 40.230 COMMERCIAL, BUSINESS, MIXED USE AND INDUSTRIAL DISTRICTS

### 40.230.020 MIXED USE DISTRICT (MX)

- A. Purpose. The Mixed Use (MX) district is intended to provide the community with a mix of mutually-supporting retail, service, office and residential uses. It promotes physically and functionally coordinated, and cohesive site planning and design which maximizes land use. It also encourages development of a high-density, active, urban environment which is expected to:
1. Achieve the goals and objectives of the community framework plan and the comprehensive plan;
  2. Fulfill the community vision identified through the Visual Preference Survey™ as incorporated in the county's comprehensive plan, and other opportunities for public involvement;
  3. Enhance livability, environmental quality and economic vitality;
  4. Maximize efficient use of public facilities and services;
  5. Provide a variety of housing types and densities;
  6. Reduce the number of automobile trips and encourage alternative modes of transportation;
  7. Create a safe, attractive and convenient environment for living, working, recreating and traveling.
- B. Applicability.
1. General. The provisions of this section may be applied to parcels designated mixed use on the ~~comprehensive plan zoning map~~, after a request for the parcel to be zoned mixed use is approved.
  2. Interpretation. If the requirements of the mixed use district conflict with other regulations, the more stringent of the two (2) shall apply, except for building setbacks and the.
  3. The PUD ordinance is not applicable to development applications in the mixed use district.
- C. Definitions. For the purposes of this section, the following definitions shall apply:
1. "Mixed-use development" shall mean a group of densely-configured structures planned and developed as a single entity and containing, within and/or among them, a variety of complementary, integrated, and/or mutually supporting uses (such as housing, offices, retail, public service or entertainment). The group as a whole must achieve connectivity and physical and functional integration.
  2. "Mixed-use structure" shall mean a single structure containing at least two (2) complementary, integrated, and/or mutually supporting uses (such as housing, offices, retail, public service or entertainment). The structure must achieve physical and functional integration within itself.
  3. "Master plan" shall mean a comprehensive, long-range site plan for a development project. The project may be located on a single parcel or on several contiguous parcels which are owned by one (1) or more parties and is usually implemented in phases.
- D. Uses.
1. Those uses which are permitted or conditional and prohibited in the MX C-3 (mixed use community commercial) district are in ~~permitted, conditional and prohibited in this district (see~~ Table 40.230.020-1 (1) through (20). Residential uses are permitted so long as the minimum required densities of this chapter are met.
  2. Required mix of uses.
    - a. A mix of uses, either within a single building or on a development site, must be provided, except as noted in subsection (b) of this section. Residential floor area must be provided, ~~but is not permitted on the ground floor of mixed-use structures~~. A minimum of thirty percent (30%) of the development shall be commercial or a minimum of thirty percent (30%) of the development shall be residential. The remaining development capability may go to either use up to a maximum of seventy percent (70%) for any one type. This percentage shall be calculated in the square feet of gross floor area devoted to each type of use. In addition the minimum densities in Section 40.230.020(E) below are required.
    - b. Projects located on existing lots of record of twenty five thousand (20,000 5,000) square feet or less may develop with no required mix of uses. They are required to meet the minimum density of whichever use is proposed.

3. The uses set out in Table 40.230.020-1 are examples of uses allowable in the various zone districts. The appropriate review authority is mandatory.  
 "P" Permitted uses;  
 "R/A" Uses permitted upon Review and Approval as set forth in Section 40.520.020.  
 "C" Conditional uses which may be permitted subject to the approval of a Conditional Use Permit as set forth in Section 40.520.030.

Where there are special use standards or restrictions for a listed use, the applicable code section(s) in Special Uses (Chapter 40.260) or other applicable chapter is noted in the "Special Standards" column.

<b>Table 40.230.020-1. Uses</b>		
	<b>MX</b>	<b>Special Standards</b>
<b>1. Residential uses.</b>		
a. Medium density (single family, duplex, townhouse, apartment, etc.)	P	40.230.020(D)(2), 40.230.020(E)(1)b 40.260.150
b. High density (Integrated multifamily/commercial or mixed use structure not to exceed 43 residential units per acre.)	P	40.260.150
c. Existing residences without any increase in density	P	
d. Home occupations	P	40.260.100
e. Bed and breakfast establishments (up to 2 guest bedrooms)	R/A	40.260.050
f. Bed and breakfast establishments (3 or more guest bedrooms)	C	40.260.050
<b>2. Retail Sales—Food.</b>		
a. Markets not to exceed 35,000 square feet gross floor area	P	
b. Markets— < 5,000 square feet of gross floor area	P	
c. Bakery--primarily retail outlet (< 10,000 square feet of gross floor area)	P	
<b>3. Retail Sales—General.</b>		
a. General retailer (100,001--200,000 square feet gross floor area)	X	
b. General retailer (25,000--100,000 square feet gross floor area)	P	
c. General retailer (under 25,000 square feet gross floor area)	P	
d. Single purpose/specialty retailers (less than 10,000 square feet gross floor area)	P	
e. Single purpose/specialty retailers (10,000--25,000 square feet gross floor area)	P	
f. Single purpose/specialty retailers (greater than 25,000 square feet gross floor area)	C	
g. Yard and garden supplies, including nurseries	P	
<b>4. Retail Sales—Restaurants, Drinking Places.</b>		
a. Restaurants, with associated drinking places, alcoholic beverages	P	
b. Drinking places, alcoholic beverages (with or without entertainment)	C	
<b>5. Retail Sales and Services—Automotive and Related.</b>		
a. Commercial off-street parking facilities	P	
j. Transportation terminals.		
(1) People	P	
<b>6. Retail Sales—Building Material and Farm Equipment.</b>		
a. Hardware, home repair and supply stores (25,000 to 100,000 square feet gross floor area)	C	
b. Hardware, home repair and supply stores (under 25,000 square feet gross floor area)	P	

<b>Table 40.230.020-1. Uses</b>		
	<b>MX</b>	<b>Special Standards</b>
<b>7. Retail Sales—Products (Finished product retailers with primary fabrication or assembly on site. Within an entirely enclosed building.)</b>		
a. Uses of < 5,000 square feet gross floor area	P	
b. Uses of 5,000--25,000 square feet gross floor area	R/A	
<b>8. Services—Personal.</b>		
a. Self-service laundries, dry cleaning, including pressing, alteration, garment and accessory repair, excluding industrial cleaning services	P	
b. Barber and beauty shops	P	
c. Clothing rental establishments	P	
<b>9. Services—General.</b>		
a. Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services (<2,500 square feet gross floor area)	P	
b. Duplicating, addressing, blueprinting, photocopying, mailing, and stenographic services (>2,500 square feet gross floor area)	P	
c. Office equipment and home appliance rental, service and repair agencies	P	
d. Printing, publishing and lithographic shops	P	
e. Services to buildings (including dwellings), cleaning and exterminating	C	
f. Branch banks	P	
g. Event facilities (<10,000 square feet gross floor area)	P	
h. Event facilities (10,000 to 50,000 square feet gross floor area)	C	
<b>10. Services—Lodging Places.</b>		
a. Hotels/motels	C	
<b>11. Services—Medical and Health.</b>		
a. Outpatient clinics	P	
b. Medical laboratories	C	
c. Sanitaria, convalescent and rest homes	C	
d. Orthopedic equipment and supplies, rental, sales and services	P	
e. Animal hospitals and veterinary clinics.		
(1) Outside animal activities	C	
(2) Inside animal activities only	P	
f. Ambulance services	P	
g. Residential care homes	C	
h. Residential and congregate care facilities	C	
<b>12. Services—Professional Office.</b>		
a. Professional offices (<10,000 square feet gross floor area)	P	
b. Professional offices (>10,000 square feet gross floor area)	C	
c. Artists/photographic studios	P	
<b>13. Services—Amusement.</b>		
a. Bowling alleys, billiard and pool parlors, and video arcades	C	
b. Skating rinks, ice and/or roller	C	
c. Theaters, indoor	C	
d. Athletic, health and racket clubs (< 5,000 square feet of gross floor area)	P	
e. Athletic, health and racket clubs (< 10,000 and > 5,000 square feet of gross floor area)	P	
f. Athletic, health and racket clubs (> 10,000 square feet of gross floor area)	C	
h. Circuses, carnivals, or amusement rides	R/A	40.260.060
<b>14. Services—Educational.</b>		

<b>Table 40.230.020-1. Uses</b>		
	<b>MX</b>	<b>Special Standards</b>
a. Nursery schools, preschools	P	40.260.160
b. Day care facilities consistent with Chapter 388.73 of the Washington Administrative Code	P	40.260.160
c. Libraries (<2,500 square feet gross floor area)	P	
d. Libraries (>2,500 square feet gross floor area)	P	
e. Vocational schools	C	
f. Artistic studios and schools including but not limited to dance, music and martial arts (<5,000 square feet)	P	
g. Artistic studios and schools including but not limited to dance, music and martial arts (>5,000 square feet)	P	
h. Public parks, parkways, recreation facilities, trails and related facilities	P	
<b>15. Services--Membership Organizations.</b>		
a. Business, professional and religious (not including churches)	P	
b. Civic, social, fraternal, charitable, labor and political (less than 5,000 square feet)	P	
c. Civic, social, fraternal, charitable, labor and political (greater than 5,000 square feet)	P	
d. Churches	C	
<b>16. Public Services and Facilities.</b>		
a. Buildings entirely dedicated to public services, such as city hall, police and fire substations	C	
b. Educational institutions	C	
c. Sewer, water and utility transmission lines	P	40.260.240
d. Wireless communications facilities	P/C	40.260.250
e. Zoos, museums, historic and cultural exhibits and the like	C	
f. U.S. Post Offices	P	
g. Public transit facilities including park and ride facilities	P	
<b>17. Resource Activities.</b>		
a. Agriculture	P	40.260.040
b. Silviculture	P	40.260.080
<b>18. Accessory Uses and Activities.</b>		
a. On-site hazardous waste treatment and storage facilities, subject to State Siting Criteria (RCW 70.105.210).	P	
b. Drive-through, drive-in or drive-up facilities	R/A	
c. Open Air Activities		
(1) Open air display of plants and produce is permitted in conjunction with a permitted use <sup>2</sup>	P	
(2) Open air work activities such as restaurants, portable walk-up vendors (not including drive-through facilities) such as espresso carts, flower stands and food stands, plant nurseries and other uses generally conducted outside in conjunction with a permitted commercial use, unless otherwise prohibited by this title <sup>4</sup>	P	
(3) Open air storage of one operable company vehicle per business, such as a car and light duty truck, in conjunction with a permitted use	P	
<b>19. Other Uses</b>		
a. Temporary uses	P	40.260.220
b. Private use heliports	C	40.260.170
c. Solid waste handling and disposal sites	C	40.260.200

- E. Development standards. Standards for development in the mixed use district are intended to achieve a human-scale, pedestrian- and transit-oriented environment.
1. Densities.
    - a. Commercial.
      - (1) A minimum floor area ratio (FAR) of .5:1 or a total of .50 square feet gross area per one (1) square foot of site area is required.
      - (2) The maximum floor area ratio (FAR) shall be three to one (3:1) or three (3) square feet gross floor area per one (1) square foot of site area.
    - b. Residential.
      - (1) A minimum average density of twelve (12) dwelling units per gross acre of the development site is required. This ~~shall be~~ is calculated by averaging the densities of all of the different types of housing provided within the development.
      - (2) The maximum average density shall be an average of ~~forty-three thirty~~ (43 30) dwelling units per gross acre ~~of the development site~~. This is calculated by averaging the densities of all of the different types of housing provided within the development.
  2. New lots and structures and additions to structures subject to this section shall comply with the applicable standards for sites, lots and building height, and setbacks in Tables 40.230.020-2 and 40.230.020-3, subject to the provisions of Chapter 40.200 and Section 40.550.020. Site plan review is required for all new development and modifications to existing permitted development unless expressly exempted by this title (see Section 40.520.040).

**Table 40.230.020-2: Lot Requirements**

Zoning District	Lot Area (sq. ft.)		Lot Width (feet)		Lot Depth (feet)	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
MX	2,500	None	20	None	90	None

**Table 40.230.020-3: Setbacks, Lot Coverage and Building Height**

Setbacks				Maximum Lot Coverage	Minimum and Maximum Building Height (feet)
Setback	Additional Setback based on Proposed Building Height	Minimum	Maximum (from Street Frontage)		
Front	NA	5, 40	20, 35 <sup>1</sup>	85%	10 – 72 <sup>2</sup>
Side	NA	5, 40	20, 35 <sup>1</sup>		
Rear	NA	10	20, 35 <sup>1</sup>		
Development which abuts a single-family residential district shall also be required to meet the following setbacks from the side or rear lot line of a residential lot <u>in addition to those above</u> :					
Rear and Side	Proposed building height: 15 feet or less	5	NA		
	Proposed building height: 16 to 30 feet	8	NA		
	Proposed building height: 31 to 45 feet	11	NA		
	Proposed building height: 45 feet or more	14	NA		

<sup>1</sup> *Maximum Setback Requirements.* The maximum setback of a building from the street frontage shall be twenty (20) feet, excluding any recesses for building entries serving residential units, except that a maximum setback of thirty-five (35) feet is permitted for up to fifty percent (50%) of the primary building façade only if the following criteria are met:

- a. A public plaza, courtyard, artwork, kiosk or information center or transit stop and shelter of at least fifteen (15) feet in depth is provided along the street frontage between the public right-of-way and the building on at least one (1) street frontage; and
- b. Parking is not provided between the public right-of-way and the building.

<sup>2</sup> All ground floor units shall have a minimum structural ceiling height of ten (10) feet and the maximum building height shall be seventy-two (72) feet in a commercial/residential mixed use structure. Maximum building height does not include buildings or structures such as steeples, chimneys, flagpoles, electronic aerial, cupolas, or other features such as roof gardens, mechanical equipment, or solar panels.

### 3. Landscaping and Open Storage.

#### a. Landscaping.

- (1) At least fifteen percent (15%) of the square footage of the site must be landscaped.
- (2) Landscaped setbacks may be used to meet the lot coverage requirement.
- (3) All mixed-use developments shall meet the landscaping requirements set forth in Chapter 40.320, Landscaping and Screening.
- (4) Street trees shall be planted on all street frontages and within all median planting strips within the mixed use zoning district. In addition, street trees shall be placed a minimum of two (2) feet from the curb and shall be species-approved by the reviewing authority.
- (5) Only under the following conditions may freestanding walls, fences and hedges be permitted along public streets or sidewalks:
- (6) The maximum height of any solid wall, fence, or hedge shall be four (4) feet, unless a solid masonry or concrete wall higher than four (4) feet is required to mitigate significant noise impacts.
- (7) The maximum height of any decorative wall, fence, or hedge which allows visibility, such as wrought iron and split rail fences, shall be six (6) feet.
- (8) Openings or gates operable from both sides must be provided at intervals of no more than one hundred (100) feet.
- (9) Barbed wire, razor wire, electric and other dangerous fences are prohibited.

#### b. Open Storage. Open storage is prohibited. Long-term parking of one operational company cars, light trucks ~~and~~ or vans per business within parking lots shall not be construed to be open storage.

### 4. Conversion of Existing Structures. An existing residential structure may be converted to a commercial or office use if the structure is brought into conformance with the building code for such uses and all site plan review standards can be met, with the exception of setbacks of existing buildings.

5. Off-street parking. Off-street parking shall be provided at a rate of between seventy-five percent (75%) and one hundred twenty-five percent (125%) of the number of spaces required for the use per Chapter 40.340. A minimum of two (2) off-street parking spaces is required. Shared or joint use of parking areas shall be permitted in accordance with Section 40.340.010(A)(5).
6. Outdoor Business Activities. Outdoor business activities are permitted in the public right-of-way only if additional public sidewalk is provided greater than the required width in Chapter 40.350.010(B)(1)(c). No business activities are allowed within the minimum required width. If additional sidewalk width is provided, the applicant may provide outside space of up to five percent (5%) of the total inside floor area devoted to that use.
7. Signs. The requirements of Chapter 40.310 applicable to the multifamily districts must be met.
8. Parking and Loading. Off-street parking shall be provided in accordance with Chapter 40.340 with the following stipulations:
  - a. The maximum number of parking spaces to be provided is limited to one hundred twenty-five percent (125%) of that required. On-street parking spaces abutting a site and available to a development shall be counted toward the maximum. Parking spaces provided through the shared parking provisions below shall be counted toward the maximum as well.
  - b. Shared parking between and among uses is encouraged, and shall be permitted in accordance with Section 40.340.010(A)(5).
  - c. Parking shall not be provided between the right-of-way and any building façade.
  - d. Parking lot landscaping shall be provided in accordance with Chapter 40.320. Landscaping shall not be required for parking structures; neither shall it be prohibited.
  - e. The ground floor of parking structures should incorporate retail uses.
9. Building Orientation. The building primary entrance shall be oriented to the major street on which the building has frontage, a street corner, plaza, park, or other buildings on the site, but not to interior blocks or parking lots. The building may have other entrances as long as direct pedestrian access is provided to all public entrances.
10. Pedestrian Access.
  - a. An on-site pedestrian circulation system that links the street and the primary entrance(s) of all the structure(s) on the site shall be provided. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjoining developments if adequate safety and security can be maintained. Convenient pedestrian delineated access to transit stops shall be provided.
  - b. Sidewalks shall be required and constructed according to the county's road standards.
  - c. The circulation system must be hard surfaced and be at least five (5) feet wide developed in accordance with Chapter 40.350.010.
  - d. Where the system crosses driveways, parking areas and loading areas, it must be clearly identifiable, through the use of elevation changes, speed bumps, a different paving material, or other similar method approved by the reviewing authority. Striping may be permitted only in conjunction with at least one (1) of the preceding methods.
  - e. Lighting for parking lots and pedestrian ways shall be provided to ensure personal safety. Lighting levels in pedestrian areas should meet those recommended of the Illuminating Engineering Society (IES).
  - f. Lighting shall be integrated into the architectural character both in terms of illumination and fixtures. Lighting shall not produce glare or negatively impact off-site uses or traffic on adjacent streets. Parking lot fixtures over 15 feet in height shall be fitted with a full cut-off shield.
11. Frontage. To discourage parking between the front of the building and the street and encourage parking on the side and rear of buildings; no more than twenty-five percent (25%) of the distance from property line to property line of that portion of a parcel facing a dedicated public street, highway or county-approved street or private street may be consumed by surface parking.
12. Building Facades.
  - a. Blank walls are not permitted on any street frontage, including walls facing controlled access highways and freeways.
  - b. An unbroken series of garage doors is not permitted on any street frontage, including walls facing controlled access highways and freeways.
  - c. Visual separation of commercial ground floors and residential upper floors shall be

- provided for visual interest and to provide a human scale for those utilizing the ground floors. This may be accomplished by the use of varied textural materials, awnings, overhangs, fascia treatment or other such methods.
- d. At least seventy-five percent (75%) of the width and fifty percent (50%) of the ground level wall area (total width by nine (9) feet above grade) of any new or reconstructed building facing a public street or pedestrian way shall be devoted to interest-creating features such as pedestrian entrances, reliefs, murals, landscaping, transparent show or display windows, or windows affording views into retail, office or lobby spaces.
  - e. Single and multifamily dwellings must be designed so that the front door entrance of each dwelling is closer to the street than the garage door. Garages may be sited in several acceptable ways: (a) in the rear and accessed from an alley; (b) in the rear and accessed from a side drive; or (c) on the side and accessed from a side drive.
  - f. The building façade requirements above will not apply where they are in conflict with the design or character of architecture of existing buildings on the National Register of Historic Places Buildings or Structures, or listed in on the Washington State Register or Inventory of Historical Sites and Buildings, or designated by the Clark County Historic Preservation Commission Heritage Register or inventory, or designated by the Clark County board of commissioners Historic Preservation Commission as a building site or structure of historical, architectural or cultural significance or merit, or as a historical or architectural landmark.
  - g. The building façade requirements above will not apply where they are in conflict with the requirements, standards or design guidelines applicable to new or existing buildings in a designated conservation area.
13. Adjustments to development standards. The following development standards may be adjusted as indicated through the master planning process:
- a. The minimum front, rear and side yard setbacks may be reduced to as little as zero (0) feet.
  - b. The special maximum setback of thirty-five (35) feet provided in Table 40.230.020-3 may be increased by up to ten percent (10%) and the percentage of the building façade this setback may apply to may be increased to sixty-five percent (65%).
  - c. The setbacks from a residential district required by Table 40.230.020-3 may be varied by up to ten percent (10%).
- F. Incentives.
- ~~4. For applicants who wish to apply the provisions of this section to a parcel or parcels designated as mixed use on the comprehensive plan map and who agree to undertake the master planning application process, only the higher of the two (2) application fees will be charged.~~
  1. An increase in maximum densities for office/commercial floor area ratios may be granted when an area equivalent to at least ten percent (10%) of the total area of the structure's first floor is devoted to amenities such as a plaza courtyard, playground, galleria or arcade or underground parking facilities. Floor area ratio may increase to no more than four (4) square feet per square foot of site area.
  2. A ten percent (10%) increase in commercial floor area may be granted, if a pedestrian accessible corner entrance is provided which is oriented to one or more transit streets.
- Traffic Impact Fee (TIF) Reduction. A reduction of the TIF may be granted pursuant to this section with the implementation and maintenance of the corresponding action in Table 40.230.020-4 on approval of the responsible official.

<b>Table 40.230.020-4 Incentives</b>	
<b>Action</b>	<b>TIF Reduction</b>
Construction of direct walkway connection to the nearest arterial	1%
Installation of on-site sheltered bus-stop (with current or planned service) or bus stop within 1/4 mile of site with adequate walkways if approved by C-TRAN	1%
Installation of bike lockers	1%
Connection to existing or future regional bike trail	1%
Direct walk/bikeway connection to destination activity (such as a commercial/retail facility, park, school, etc.) if residential development, or to origin activity (such as a residential area) if commercial/retail facility	1% if existing 2% if constructed
Installation of parking spaces which will become paid parking (by resident or employee) <sup>1</sup>	3%
Installation of preferential carpool/vanpool parking facilities <sup>1</sup>	1%
Total if all strategies were implemented	10%
<sup>1</sup> Automatic reduction for developing within the mixed use district.	

G. Master planning. Any ~~nonresidential~~ development greater than five (5) acres in size with two (2) or more building pads ~~equal to or greater than~~ totaling one hundred fifty thousand (150,000) square feet or more shall meet the requirements of the master planning section of this title. The applicant shall be required to submit a master development plan which must be approved by the reviewing authority. The master development plan shall consist of both a concept plan which shows the location and distribution of land uses and related facilities and a development plan which deals with site specific issues such as, but not limited to, auto and pedestrian circulation, landscaping, parking, open space, utilities, etc.

1. Intent. The purpose of the master development plan is to:

- Assure that the proposed development is considered as a whole and conforms to the comprehensive plan and the requirements of this title. The master plan may serve to allow flexibility of uses and development standards. Any other reviews needed for the development review process, such as conditional uses, plan amendments or zone changes may be considered at the same time as the master plan; and,
- Assure that phased development is properly coordinated.
- A master plan may also serve to allow phasing of projects and flexibility of uses. Master plans shall be reviewed through a ~~Type II procedure unless a public hearing is required, in which cases a Type III procedure shall be used.~~

2. Components of a Master Development Plan. The applicant must submit a master plan with the following components. The review authority may modify the proposal, especially those portions dealing with development standards and review procedures. The greater the level of detail in the plan, the less need for extensive reviews of subsequent phases. Conversely, the more general the details, the greater the level of review that will be required for subsequent phases.

- Boundaries of the Site. The master plan must show the current and potential future boundaries of the site for the duration of the master plan.
- General Statement. The master plan must include a narrative that addresses a description in general terms of the proposed uses and site; as well as, the expansion plans for the duration of the master plan.
- Uses and Functions. The master plan must include a description of present uses, affiliated uses, proposed uses and potential future uses. The description must include information about the general amount and type of functions of the use, the hours of operation and the approximate number of members, employees, visitors and special events. For projects which include residential units, proposed minimum and maximum floor areas and densities, number of units and building heights must be indicated. For office/commercial projects or mixed use, minimum and maximum floor area ratios must be indicated.
- Site Plan. The master plan must include a site plan, showing, at the appropriate level of detail, buildings and other structures, existing mature trees and landscaping, the pedestrian and vehicle circulation system, parking areas, open areas, and other required items. This information must cover the following:
  - (1) All existing improvements that will remain after development of the proposed use(s);

- (2) All improvements planned in conjunction with the proposed use(s);
- (3) Conceptual plans for potential future uses; and,
- (4) General locations of usable open space, any land proposed to be dedicated for open space, pedestrian and transit connection between the site and public or private streets serving the development and connecting to off-site open space, internal circulation (both auto and pedestrian), and location of proposed gates and fencing.
- e. Development Standards. The applicant may propose standards that will control development of the future uses that are in addition to or substitute for the requirements of this title. These may be such things as height limits, setbacks, frontage, FAR limits, landscaping requirements, parking requirements, signage, view corridors or facade treatment. Standards that vary more liberal than those 10 percent of the existing land use codes require an adjustment variance.
- f. Phasing of Development. The master plan must include the proposed development phases, probable sequence of future phases, estimated dates and interim uses of the property awaiting development. In addition, the plan should address any proposed temporary uses or locations of uses during construction periods.
- g. Transportation and Parking. The master plan must include information on the following items for each phase:
  - (1) Projected Transportation Impacts. ~~This includes the expected number of trips (peak and daily), an analysis of the impact of those trips on the adjacent street system, and the proposed mitigation measures to limit any projected negative impacts. Mitigation measures may include improvements to the street system or specific programs to reduce traffic impacts, such as encouraging the use of public transit, carpool, vanpools and other alternatives to single occupancy vehicles. A transportation impact study may be substituted for these requirements shall be required in conformance with Chapter 40.350.030(B)(1).~~
  - (2) ~~Proposed~~ Parking Impacts. This information includes: projected peak-hour parking demand, an analysis of this demand compared to proposed on-site and off-site parking supply, potential impacts to the on-street parking system and adjacent land uses and mitigation measures.
- h. Procedures.
  - (1) Master plan preapplication meetings are required pursuant to Chapter 40.510 prior to commencing a ~~detailed conceptual~~ master plan.
  - (2) The master plan review shall be processed in accordance with the procedures of a Type III land use review pursuant to Section 40.510.030 and Section 40.520.040, Site Plan Review.
  - (3) ~~Site plan review preapplication conferences are still required prior to submission of a site plan review approval request, in addition to the master plan preapplication meeting. Site plan review conferences are required for each phase of development, based on specific development/building plans.~~  
Site plan review preapplication conferences are required prior to submission of a site plan review approval application for any subsequent phase, that is not in conformance with the approved master plan.
  - (4) Any approved master plan shall be given priority, based upon ~~an established first come, first served list of other master planned projects,~~ adopted standards for expedited site plan review. The standards for such expedited site plan review shall be established by the responsible official.
  - (5) Any modifications, additions or changes to an approved master plan are subject to the following:
    - (a) Minor changes as defined in this title shall be reviewed and a determination made by the responsible official.
    - (b) Major changes shall be subject to the original procedural application type, subject to fees in effect at the time of the change request application.
- i. Projects approved as part of a master plan do not require an additional public hearing on a project specific basis so long as the original master plan is followed.

H:\long range planning\projects\cpt99.003 five year update\code amendments\code amendments chp40 version\40.230.020rev\_comp\_plan.doc